



**Planning Commission  
Minutes of the February 18, 2016 Regular Meeting**

The meeting was called to order by Planning Commission Chairman Bianca at 5:30 p.m.

**ATTENDEES**

**PLANNING COMMISSION MEMBERS**

**Planning Commission Chairman**

Damian Bianca, CAPZO	Present
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**Planning Commission Vice-Chair**

Troy Wesson, CAPZO	Absent
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**City Council Member**

Michael Potter, CAPZO	Absent
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Tim Cowles, CAPZO	Present
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Cynthia McCollum, CAPZO	Present
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Steve Ryder, CAPZO	Present
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Cameron Grounds, CAPZO	Absent
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Lewie L. Bates, CAPZO	Present
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Stephen Brooks, CAPZO	Present
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**PLANNING STAFF PRESENT**

Gary Chynoweth P.E., Director of Engineering; Johnny Blizzard, AICP, Senior Planner; Ross Ivey, Assistant Planner; Megan Zingarelli, Assistant Attorney

**REGISTERED PUBLIC ATTENDEES**

Eric Eberly, Sharron T. Smith, Tammy Colwell, Bradley Bailey, David Hall, Judy Stewart McMurry, Daniel Mikolaschek, Deborah Bell, John Hitt, Tim Kerry, Stephanie Blume, John Hoover, Chris Butler, Serena Butler, Howell Lee, Richard Grabowski, Jane Notaro, Charles Williams, Tim Holcombe, Jeff Mullins, Willie Thomas, Jonathan McGee, Mark Richerson, Chris Blume

**ACCEPTANCE OF THE AGENDA**

Chairman Bianca accepted the agenda as presented and proceeded with regular business.

**COMMENTS**

There were no comments from the Commission.

**APPROVAL OF THE MINUTES**

Mr. Bates moved to approve the minutes of the January 21, 2016 Regular Meeting minutes. Mr. Ryder seconded the motion.

**Final Vote:**

Chairman, Damian Bianca	Aye
Vice-Chairman, Troy Wesson	----
City Council Member Mike Potter	----
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	----
Lewie Bates	Aye
Stephen Brooks	Abstain
Tim Cowles	Aye

**Motion Carried**

Mr. Ryder moved to approve the minutes of the January 28, 2016 joint Planning Commission and West Side Master Plan Steering Committee Meeting. Mr. Bates seconded the motion.

**Final Vote:**

Chairman, Damian Bianca	Aye
Vice-Chairman, Troy Wesson	----
City Council Member Mike Potter	----
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	----
Lewie Bates	Aye
Stephen Brooks	Abstain
Tim Cowles	Abstain

**Motion Carried**

**OLD BUSINESS**

There was no Old Business to discuss.

**PUBLIC COMMENTS**

There were no comments from the Public.

**PUBLIC HEARINGS**

**Zoning Map Amendments**

A public hearing to consider Brian Mayfield, Pastor and President of The Brook Church request to rezone property located south of U.S. Highway 72 W and west of Balch Road from AG, Agriculture to B3, General Business District.

**Applicant Comments:**

There were no comments from the applicant.

**Staff Comments:**

Mr. Blizzard informed the Commission that the subject properties are located south of U.S Highway 72 and west of Balch Road. The subject properties consist of two tracts. The eastern tract is identified as Tract One and has a total area of 13.00 acres; however, only 12.33 acres of Tract One is included in the requested zoning map amendment. The 0.67 acres excluded has already been rezoned to *B3, General Business*. The western most tract is identified as Tract Two and has an area of 5.15 acres.

The Planning Commission approved a site plan for the Willowbrook West Worship Center in May of 2000 contingent on the subject properties being annexed into the City of Madison. In June of 2000, the City Council annexed the properties and as a result they were automatically zoned *AG, Agriculture*. A worship center is a permitted use in the *AG, Agriculture District*. In January of 2001, the City Council rezoned 0.67 acres of the subject property from *AG, Agriculture District* to *B3, General Business District*. This portion of the property is a narrow strip of land approximately 70 feet in width and 400 feet deep. It extends from U.S. Highway 72 to the main portion of Tract One and is identified with dashed lines around its periphery on the maps included in this report. The purpose of the rezoning request was to allow the Willowbrook Worship Center to have a larger freestanding sign than would be allowed in the *AG, Agriculture District*.

Mr. Blizzard added that the adjoining properties to the north are within the City of Huntsville and zoned *C4, Commercial*. This zoning district is the most comparable to the City of Madison's *B3, General Business District*. Two of the adjoining properties are located on the south side of U.S. Highway 72 with one being occupied by a contractor's equipment yard and the other is undeveloped. The adjoining property on the north side of U.S. Highway 72 is developed and the location of the Colonial Promenade Shopping Center, with a Wal-Mart Supercenter as the anchor.

The subject properties are not within the boundaries of any of the *Key Development Area*, identified by the *Growth Plan*. However, they are in close proximity to the *Highway 72, Key Development Area* and implementation of the goals for this area would benefit the applicant and City as a whole.

Mr. Blizzard provided insight on the latest plan for improvements to U.S. Highway 72 proposed by the Alabama Department of Transportation, ALDOT. The plan proposes a multi-use path inside a landscaped area running along the south side of U.S. Highway 72. It also proposes a traffic signal just west of the Colonial Promenade Shopping Center located north of the subject property, which was installed at the time the shopping center was constructed. The plan proposes access drives for the property occupied by the bowling alley to the west and the subject property, a feature that only allows left turns at the intersection of the subject properties and the eastern access point into the shopping center. This plan should foster a spirit of cooperation between the owner of the subject properties and the properties to the west for the purpose of developing an access road linking the properties to the traffic light. The requested zoning for *B3, General Business* would be more consistent with the goals established for the U.S. Highway 72 in establishing properties for commerce and office space.

Mr. Blizzard concluded that staff recommends approval of the zoning map amendment requesting the subject properties be rezoned from *AG, Agriculture* to *B3, General Business*.

**Public Comments:**

Eric Eberly, 302 Freedom Court, had concerns about a buffer between commercial and residential. Eberly requested that there be at least a 50' buffer between commercial and residential. Mr. Blizzard

answered Eberly's concerns regarding buffer requirements. Mr. Brooks added that there is a buffer requirement in the zoning code, but a 50' buffer could be addressed at a later date when dealing with a new site plan.

Sharron Smith, 314 Honor Way, expressed concerns with existing buffers. She also stated that she had concerns with drainage and mosquitos. She concluded that she is opposed to the rezoning.

**Commission Comments:**

Mr. Brooks asked why the church was rezoning the property. Mr. Blizzard answered that the church has intentions to sell the property, but there have been no development plans submitted at this time.

**Motion:**

Mr. Brooks motioned to recommend to the City Council to rezone property located south of U.S. Highway 72 W and west of Balch Road from AG, Agriculture to B3, General Business District. Mr. Ryder seconded the motion.

**Final Vote:**

Chairman, Damian Bianca	Aye
Vice-Chairman, Troy Wesson	----
City Council Member Mike Potter	----
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	----
Lewie Bates	Aye
Stephen Brooks	Aye
Tim Cowles	Aye

**Motion Carried**

**Subdivision Plats**

**Shiloh Run, Phase II – Layout Plat**

Location: South of Browns Ferry Road and east of Millstone Subdivision

Representative: Goodwyn, Mills, Cawood

Applicant/Owner: Jeff Benton Development, Inc.

Lots: 78

Acreage: 42.03 Acres

**Applicant Comments:**

John Hoover, *representing* Goodwyn, Mills, Cawood presented the request for layout approval.

**Staff Comments:**

Mr. Blizzard informed the Commission that the subject property is located south of Browns Ferry Road and east of *Millstone Subdivision*. The subject property is currently zoned *R3A, Single-Family Detached Residential*. The adjoining property to the north is zoned *AG, Agriculture* and is the location of *Bell Acres Subdivision*. *Shiloh Run Subdivision* and *Governors Estates* adjoin the east boundary and both are zoned *R2, Medium Density Residential*. The adjoining property to the south is within the *R3A District*. The

subject property is identified as *Tract 2 of the Marvin Stewart Subdivision, Phase 2*. The property is currently utilized as a farm. *Millstone Subdivision* adjoins the west boundary of the subject property. These properties are zoned *R3A, Single-Family Detached Residential*.

The Planning Commission approved a certified plat for *Marvin Stewart, Phase 2* in June of 2015. The purpose of the subdivision was to divide the Stewart Farm into two tracts. *Tract 1 of Marvin Stewart, Phase 2* is the subject property.

Mr. Blizzard added that the applicant is requesting layout approval for *Shiloh Run, Phase 2*. The reason the applicant chose to use the name Shiloh Run is because Coach Lamp Drive will be extended into the development and five lots will front the existing Shiloh Drive, which is located in *Shiloh Run Subdivision*. The proposed layout for *Shiloh Run, Phase 2* consists of 78 lots. Further development may take place on Tract A, if given approval by the U.S. Army Corps of Engineers to fill the wetlands located there.

Mr. Blizzard concluded that Staff, and the Technical Review Committee, recommend approval of the layout for *Shiloh Run, Phase 2*, contingent on the resolution of the issues listed in the staff report. He also added that all comments must be resolved within 45 days.

#### **Public Comments:**

Timothy Kerry, 208 Coach Lamp Drive, stated that he purchased his house for privacy aspects and that he opposes the connectivity.

Lisa Jackson, 217 Coach Lamp Drive, expressed her concerns regarding traffic and she felt the neighborhood will become a cut through to Browns Ferry. She proposed that the Planning Commission deny access to Coach Lamp Drive.

Stephanie Blume, mentioned that she purchased Lot 11 of Shiloh Run because of the privacy it offers and the existing trees. She expressed her concerns that the expansion of the neighborhood could lead to more traffic and theft. She strongly opposed the expansion of her neighborhood.

Bolo Jackson, 217 Coach Lamp Drive, expressed his concerns with Browns Ferry Road congestion. He also opposed the expansion of Coach Lamp Drive.

#### **Commission Comments:**

Mr. Ryder asked about the name of the Subdivision and if this was going to be a new subdivision or an expansion of an existing one. Mr. Blizzard answered that the Planning Commission would approve the name of the Subdivision at the Preliminary Plat stage and that the existing subdivision name is Marvin Stewart.

Mr. Brooks asked about connecting the subdivision to Millstone. Mr. Blizzard answered that it would be difficult due to the grade and elevation change, but a pedestrian access easement is an option.

Chairman Bianca addressed the Coachlamp Drive "raceway" concern and asked if there were any traffic calming measures that could be put in place. Mr. Chynoweth answered that traffic is unpredictable and that we would need to see if a problem exists.

Mrs. McCollum asked if there was any sort of timeline in dealing with the Corps of Engineers. Mr. Chynoweth answered that they handle things on a case by case basis and there is no real timeline.

**Motion:**

Mr. Brooks motioned to approve a variance to Section 5-4-1 (2) of the Subdivision Regulations allowing a 46 foot right-of-way. Mr. Ryder seconded the motion.

**Final Vote:**

Chairman, Damian Bianca	Aye
Vice-Chairman, Troy Wesson	----
City Council Member Mike Potter	-----
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	-----
Lewie Bates	Aye
Stephen Brooks	Aye
Tim Cowles	Aye

**Motion Carried**

Mr. Brooks moved to approve Shiloh Run, Phase II layout with the following contingencies:

**Planning Department Comments**

1. Submit letter requesting a variance to Section 5-4-1 (3) of the Subdivision Regulations for 46 ft. right-of-way.
2. Submit a detail of Common Areas A & B to confirm the subdivision identification sign can be installed within the common areas without effecting easements.

**Engineering Department Comments**

1. Lots in floodplain will not be issue building permits until a base flood elevation is established
2. Must meet ADEM post development runoff requirements
3. Temporary Cul-de-sac required on south end of Street D – Hammerhead must be 60' rather than 55'
4. Include typical street sections on layout
  - 1) Must be 26' face to face
  - 2) Sidewalk must be in pedestrian access easement
  - 3) Sidewalk 2% Maximum slope
5. Need core determination on the pond. What are the future plans?

Mrs. McCollum seconded the motion.

**Final Vote:**

Chairman, Damian Bianca	Aye
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Vice-Chairman, Troy Wesson	---
City Council Member Mike Potter	---
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	---
Lewie Bates	Aye
Stephen Brooks	Aye
Tim Cowles	Aye
<b>Motion Carried</b>	

**Dublin Farms – Preliminary Plat**

Location: South of Palmer Road and west of Tribble Drive

Representative: Mullins, LLC

Applicant/Owner: Smart Living, LLC

Lots: 98

Acreage: 48.63 Acres

**Applicant Comments:**

Jeff Mullins presented the Preliminary Plat request of behalf of Smart Living, LLC.

**Staff Comments:**

Mr. Blizzard informed the Commission that the subject property is located south of Palmer Road and west of Tribble Drive. The City Council voted to rezone the subject properties from *M2, General Industrial to R4, Multi-Family* at the June 22, 2015 regular meeting. The Planning Commission recommended approval of the requested zoning map amendment at their May 21, 2015 regular meeting.

Mr. Blizzard reviewed that a layout plan was submitted for consideration by the Planning Commission at their November 19, 2015 regularly meeting. The applicant requested the layout plan be tabled, in order to resolve an issue with the Madison Fire Department. Although the layout provided for two access points into the subdivision from Palmer Road, the Fire Department held the position the two did not have adequate separation to satisfy the adopted fire code. The location of the subdivision posed challenges to finding an access point that would satisfy the Fire Department's concerns. Norfolk Southern Railroad runs along the southern boundary of the subdivision making an access point to the south difficult. Tribble Drive could be extended, possibly creating a potential access point to the east. The applicant has no control over any possible development on the property to the east.

Ultimately, the solution was to provide an emergency access lane on Tract A of the subdivision. No development is proposed for Tract A because of two jurisdictional streams, Bradford Creek and Mill Creek, and the property is overlaid by *Special Flood Hazard Area AE*. The emergency access lane will be a joint venture between the developer and the City of Madison. The developer will deed Tract A to the City of Madison to become part of Palmer Park which adjoins the west side of the Tract A. This will provide the City of Madison with additional athletic fields. The emergency access lane will also be used as a multi-use trail along Bradford Creek, extending the Bradford Creek Greenway south. In exchange for the property, the City of Madison will construct the emergency access lane/multi-use trail. This proposal was supported by the Technical Review Committee, and the layout plat contingent on this agreement

between the applicant and the City of Madison was approved by the Planning Commission at their January 15, 2016 regular meeting.

The applicant is requesting approval of the preliminary plat and construction plans for *Dublin Farms Subdivision*. The subdivision will consist of 98 lots, 4 common area and 1 tract. The smallest lot will be 8,491 square feet.

Mr. Blizzard concluded that Staff, and the Technical Review Committee recommend approval of the preliminary plat and construction plan contingent on resolution of the comments listed in the staff report. All contingencies listed must be resolved within 45 days of the February 18, 2016, Planning Commission meeting.

Mr. Chynoweth added some comments regarding the development agreement between the City and the Developer for the greenway to be built.

**Public Comments:**

There were no comments from the public.

**Commission Comments:**

Mr. Brooks asked if the greenway was a definite thing that was going to be built. Mr. Chynoweth answered that it was definitely going to be built.

Mr. Ryder stated that he felt that this was a “win-win” for all and that he was glad that all parties were able to come to an agreement.

Chairman Bianca asked the following questions on behalf of Troy Wesson, who was absent:

What is the Y-shape in the Preliminary drawing? Mr. Chynoweth answered that it was provided for fire turnaround and that it is schematic in design.

Are there plans for sidewalks along Phippen Way? Mr. Chynoweth answered that there will be two different access points.

**Motion:**

Mr. Ryder motioned to approve Dublin Farms, Preliminary Plat with the following contingencies:

**Planning Department Comments**

1. Submit a detail demonstrating the subdivision identification signs will fit into common areas provided.
2. Submit a signed layout
3. Submit documentation that egress/ingress easement running north/south through the property has been vacated.
4. Under title, label “Preliminary Plat & Construction Plans” on the cover sheet
5. Label the property deed recording number on the cover sheet
6. Signatures:
  - 1) Phone
  - 2) Cable



- 3) Huntsville Utilities
- 4) North Alabama Gas
7. Label the Surveyor's Certificate & Description of Land Platted on the preliminary plat
8. Sheet 2C: The following notes must be labeled on the preliminary plat.
9. 1) The easement running north/south through the property must be vacated, as a condition of final plat approval.
- 2) Tract A will be dedicated to the City of Madison, as a condition of final plat approval.
10. Show the location of the 10 foot multi-use path on Palmer Road on all sheets of the construction plans

**Engineering Department Comments**

1. Submit closure tape
2. Submit ADEM permit application
3. Submit ADEM permit
4. Need ADEM post development sediment and 1.14 inch rain retention.
5. Need FFE for all lots
6. Prohibit access to Palmer Road for lots 1, 80, 57 and 58.
7. Provide partial grading of greenway to retain the 1.14" rainfall. Retention can be on proposed City property.
8. Adjust profile of Road A at Palmer to prevent drainage to Palmer.
9. Why the 8.29% road segment on sheet 12?
10. Sheet 13, shift low point of road 10 ft to match location of double wing inlets.
11. Sheet 13, show crown of Road A at end of profile.
12. Sheet 14, show cross slope of main roads at each end of profile.
13. Label flood info on plat

**Fire Department Comments**

1. Correct spelling of "approval" on Fire Department certificate located on Cover Sheet

Mr. Bates seconded the motion.

**Final Vote:**

Chairman, Damian Bianca	Aye
Vice-Chairman, Troy Wesson	-----
City Council Member Mike Potter	-----
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	-----
Lewie Bates	Aye
Stephen Brooks	Aye
Tim Cowles	Aye

**Motion Carried**

**Brentwood Manor - Layout Plat**

Location: South of Halsey Drive and west of Hardiman Road

Representative: 4-Site, Inc.

Applicant/Owner: D.R. Horton (Ron Roberts)

Lots: 29

Acreage: 11.00 Acres

**Applicant Comments:**

Ron Roberts presented the layout request on behalf of the developer.

**Staff Comments:**

Mr. Blizzard informed the Commission that the subject property is located south of Halsey Drive and west of Hardiman Road. The subject properties were annexed by the City Council at their January 25, 2016 regular meeting. The City Council voted to zone the subject properties *R3A, Single-Family Detached Residential* at the same meeting. The Planning Commission had previously recommended the City Council table the item until the *West Side Master Plan* is adopted or June of 2016, whichever date came first. This recommendation was made at the December 17, 2015 Planning Commission meeting.

The applicant is requesting layout approval to develop the subject properties into 29 lots. The applicant is also requesting a variance to Section 5-4-1 (2) of the Subdivision Regulations to allow for a 46 foot right-of-way, instead of the required 50 foot right-of-way.

**Public Comments:**

Willie Thomas, 299 Hardiman Road, expressed concerns with traffic access getting onto Hardiman road and asked if there were any future plans to expand the road. Mr. Chynoweth answered that the state is supposed to eventually develop a left turn lane in the future.

Mr. Thomas asked if the lots and homes in this subdivision would be comparable to Brighton Park. Mr. Roberts answered that the lots would be larger than those in Brighton Park.

Nicole Jackson expressed her concerns with traffic and speed of travel in front of Brighton Park. Mr. Chynoweth answered that the traffic counts report roughly 2,000 trips a day in that location and that he is asking for funding to improve the roads.

**Commission Comments:**

Mr. Brooks asked if turn lanes would be required for this subdivision. Mr. Chynoweth answered that they would be required.

Mr. Brooks added that the City Council approves roads to be built and that it is not a Planning Commission process.

**Motion:**

Mr. Cowles motioned to approve a variance to section 5-4-1 (2) of the Subdivision Regulations allowing a 46' right-of-way instead of the required 50' right-of-way. Mr. Bates seconded the motion.

**Final Vote:**

Chairman, Damian Bianca

Aye

Vice-Chairman, Troy Wesson

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City Council Member Mike Potter	-----
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	-----
Lewie Bates	Aye
Stephen Brooks	Aye
Tim Cowles	Aye
<b>Motion Carried</b>	

Mr. Bates moved to approve Brentwood Manor subdivision Layout Plat with the following contingencies:

Planning Department Contingencies

1. Show the location of any subdivision identification signs at the entrance of the subdivision.

Engineering Department

1. Resubmit site assessment map to match layout
2. The following note must be labeled on the sketch plat:
  - 1) The irrevocable offer to dedicate the common area located north of Street A at the entrance of the subdivision must be finalized as a condition of final plat approval.
3. Drawings are not to scale.

Fire Department

1. Show turn around at the end of Streets B & C – Must be a 60 foot wide right-of-way if utilizing a hammerhead turn around

Mrs. McCollum seconded the motion.

Final Vote:	
Chairman, Damian Bianca	Aye
Vice-Chairman, Troy Wesson	-----
City Council Member Mike Potter	-----
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	-----
Lewie Bates	Aye
Stephen Brooks	Aye
Tim Cowles	Aye
<b>Motion Carried</b>	

**Greenbrier Hills, Phase I - Final Plat**

Location: Generally east of Hardiman Road and north of Norfolk Southern Railroad

Representative: 4-Site, Inc.

Applicant/Owner: Madison Land Resources, Inc.

Lots: 55

Acreage: 40.16 Acres

**Applicant Comments:**

David Hall, 4-Site presented the request for Final Plat approval.

**Staff Comments:**

Mr. Blizzard informed the Commission that the subject property is located generally east of Hardiman Road and north of the Norfolk Southern Railroad. This same final plat was approved at the December 11, 2015, Planning Commission Meeting. However, all the contingencies were not resolved within the 45 day time period. The main issue left unresolved was submission and approval of the performance bonds.

Mr. Blizzard concluded that the applicant is requesting final plat approval for *Greenbrier Hills, Phase 1*. The final plat will provide for 55 lots and supporting infrastructure. Staff, and the Technical Review Committee recommend approval of the final plat for *Greenbrier Hill, Phase 1*, contingent on the resolution of the issues listed in the staff report. All comments listed must be resolved within 45 days.

**Public Comments:**

There were no comments from the public.

**Commission Comments:**

There were no comments from the Commission.

**Motion:**

Mr. Cowles motioned to approve Greenbrier Hills, Phase I Final Plat with the following contingencies:

Planning Department Contingencies:

1. Signatures
  - 1) Dedication
  - 2) Notary's Acknowledgment
  - 3) Athens Utilities
  - 4) North Alabama Gas

Engineering Department Contingencies:

1. Performance Bonds
2. Recheck finished floor elevations for Lots 7, 8, & 10

Mr. Brooks seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Troy Wesson	-----
City Council Member Mike Potter	-----
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	-----
Lewie Bates	-----
Stephen Brooks	Aye
Tim Cowles	Aye

**Motion Carried**

(PUBLIC HEARING CLOSED)

**Site Plans**

**Phoenix Assisted Living Facility**

Location: South of Crowne Point Drive and west of County Line Road

Representative: EDT Engineering

Applicant/Owner: Phoenix Senior Living

**Applicant Comments:**

There were no comments from the applicant.

**Staff Comments:**

Mr. Blizzard informed the Commission that the subject property is located south of Crowne Point Drive and west of County Line Road. The subject property is bounded on the north and west by James Clemens High School.

The Planning Commission approved a certified plat, *Heritage Plantation, Phase 8*, at their November 2015 regular meeting. The purpose for the subdivision was to divide the 16.27 acre tract into two lots. The subject property is located within Lot 1 of this subdivision.

The applicant submitted the proposed site plan for consideration at the January 15, 2016, Planning Commission Meeting. However, the applicant requested the site not be placed on that agenda because the developer decided to build a three story facility instead of a two story facility. The additional story increased the building height to fifty feet, which exceeded the 35 feet height limitation provided in Section 4-6A-6 of the Zoning Ordinance. The Zoning Board of Adjustment and Appeals granted the applicant the variance to Section 4-6A-6 at their February 4, 2016 regular meeting. The variance request was supported by the Technical Review Committee.

The applicant is requesting site plan approval to construct a 218,499 square footage assisted living facility. The facility provides for 234 units that will include Alzheimer units, assisted living units and independent living units.

Mr. Blizzard concluded that staff and the Technical Review Committee recommend approval of The Phoenix at Madison Site Plan contingent on the resolution of the issues listed in the staff report. All comments must be resolved within 45 days.

**Commission Comments:**

Mrs. McCollum asked if the City was in support of them working around the wetlands and if there were any issues related. Mr. Chynoweth answered that this was overall a great design and that it should actually help with flooding concerns.

**Motion:**

Mr. Brooks motioned to approve the Phoenix Assisted Living Facility with the following contingencies:

**Engineering Department Comments:**

1. Submit Corps of Engineers permit
2. Submit ADEM Application
3. Submit ADEM permit

4. Does drainage analysis include land north of the school property?
5. Complete Flood certificate
6. HGL's are wrong
7. Sidewalk cross slope not to exceed 2%, recommend 1/8" per foot.

Mr. Cowles seconded the motion.

**Final Vote:**

Chairman, Damian Bianca	Aye
Vice-Chairman, Troy Wesson	-----
City Council Member Mike Potter	-----
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	-----
Lewie Bates	Aye
Stephen Brooks	Aye
Tim Cowles	Aye

**Motion Carried**

**Location, Character, Extent**

**Madison Recreation Facility & Natatorium**

Location: West of Celtic Drive and south of Shorter Street

Applicant/Owner: City of Madison

Acreage: 50.03 Acres

**Staff Comments:**

Mr. Blizzard informed the Commission that the subject property is located west of Celtic Drive and south of Shorter Street. The northern half of the subject property is occupied by the City of Madison high school football stadium and parking lot. The Madison City Schools Board of Education Building is also located on the subject property south of the football stadium. The subject property is zoned *B3, General Business*.

The City of Madison in cooperation with the Madison City Schools is requesting location, character & extent review and approval of the *Madison Recreation Facility & Natatorium*. The facility will have a total area of 149,050 square feet and 134 parking spaces.

Mr. Blizzard added that Section 11-52-8 of the Code of Alabama states that it shall be the function of the Planning Commission to make and adopt a master plan(s) for the physical development of the municipality. Location, character & extent, as authorized in Section 11-52-11 of the Code of Alabama, is the method provided for the Planning Commission to evaluate the construction of new streets, parks, public buildings or public utilities in light of the goals and objectives adopted in the various master plans.

The subject property is within the *Midtown Madison, KDA*. The goal for the subject property is for additional recreation opportunities that could foster the sharing of infrastructure with the existing stadium. The proposed recreation facility and natatorium implement this goal. The facility itself will

provide a venue for both private use and competition use. The proposed facility could also help implement the goal of providing a “hospitality core” on the adjoining property to the south.

The area of the subject property has been designated in the *Parks & Recreation Master Plan* as a location for park expansion. The Plan also proposes “green streets” be located along the west property line. This is in the general location of the Garner Street extension. The inclusion of street trees with the road extension would satisfy this goal.

Mr. Blizzard also stated that the civil plans for the *Recreation Facility & Natatorium* are under review by the Technical Review Committee to ensure compliance with the provisions of the *Zoning Ordinance* and all other related local, state and federal regulations. The architectural plans have been submitted to the Building Department and Fire Department for review to ensure compliance with the provisions of the adopted building and fire codes.

Mr. Blizzard concluded that Staff recommends approval of the, “location, character & extent”, review of the *Madison Recreation Facility and Natatorium*. The facility is consistent with the goals provided in the *Growth Plan for the Midtown Madison, KDA and the Parks & Recreation Master Plan*.

**Commission Comments:**

Chairman Bianca stated that it is nice to see things coming to fruition from the Growth Plan.

Mr. Brooks asked if the extension of Garner Street would be an integral part of this plan. Mr. Blizzard answered, it would be.

**Motion:**

Mr. Bates motioned to approve the location, character, extent of the Madison Recreation Facility & Natatorium. Mr. Brooks seconded the motion.

**Final Vote:**

Chairman, Damian Bianca	Aye
Vice-Chairman, Troy Wesson	----
City Council Member Mike Potter	----
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	----
Lewie Bates	Aye
Stephen Brooks	Aye
Tim Cowles	Aye

**Motion Carried**

**New Business**

Chairman Bianca inquired about training to maintain CAPZO.

**ADJOURNMENT**

Chairman Bianca adjourned the meeting at 6:50 p.m.

**Minutes Approved**

A handwritten signature in blue ink, reading "Damian Bianca", written over a horizontal line.

**Damian Bianca, Chairman**

**ATTEST:**

A handwritten signature in blue ink, reading "Ross Ivey", written over a horizontal line.

**Ross Ivey, Assistant Planner and Recording Secretary**